

\$1,699,900 - 6905 Regent Street, Clearview

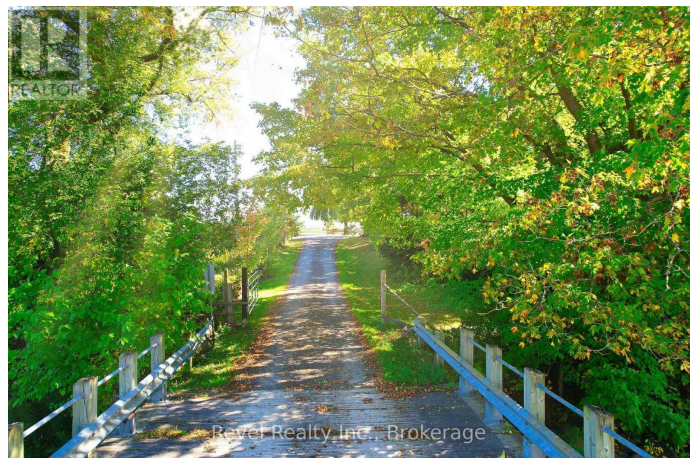
MLS® #S12444190

\$1,699,900

2 Bedroom, 2.00 Bathroom,
Agriculture on 0.00 Acres

Rural Clearview, Clearview, Ontario

RARE FIND! 27-Acre Hobby Farm on the Batteaux River. Discover the perfect blend of rural charm and modern upgrades nestled on a quiet dead-end road just minutes from downtown Collingwood. Cross a municipally maintained bridge and find yourself immersed in the tranquil beauty of this picturesque farm, which offers access to the Batteaux River on the west side of the property. BARN: The classic Bank barn has been restored and features a 4-stall stable (new in 2019), frost-free hydrant, stalls constructed from composite board, cushioned underpads, rubber matting and insulated with spray foam insulation. The Bank barn has two additional stalls. PADDOCKS: 8 paddocks, each with frost-free/hydro free Drinking Post waterers, fences are all 3-board poplar fencing with steel gates. 17 WORKABLE ACRES. Thoughtfully renovated 2-bedroom, 2-bathroom farmhouse. Enjoy a warm, efficient living space featuring a high-end propane boiler radiator system, upgraded insulation and wiring, and an imported Italian wood-burning cook stove. Remodelled kitchen features quartz countertops, stainless steel appliances, and updated bathrooms. The spray-foamed lower level provides dry, usable storage and a flexible laundry area. Hot Water On Demand, replaced pressure tank and water softener. UPGRADES: The property has had over \$500,000 in infrastructure upgrades since 2019, including: a new metal hay storage building, re-siding and structural reinforcement



of the bank barn, foundation work on the main floor of the barn, updated drainage systems, a resurfaced driveway, river wall stabilization, fencing and gates, and water system line upgrades throughout the property. Double-car garage/shop, large storage shed, and space for chickens, bees, or horses - the perfect setting to envision a rural lifestyle. A rare opportunity to own a turnkey country property so close to town, this special piece of land offers peace, privacy, and potential. (id:6289)

Essential Information

Listing #	S12444190
Price	\$1,699,900
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Agriculture

Community Information

Address	6905 Regent Street
Subdivision	Rural Clearview
City	Clearview
Province	Ontario
Postal Code	L9Y3Z1

Amenities

Utilities	Electricity, Wireless, Electricity Connected
Features	Wooded area, Irregular lot size, Ravine, Waterway, Open space, Conservation/green belt, Lane, Lighting, Level, Carpet Free
Parking Spaces	22
Parking	Detached Garage, Garage
# of Garages	2
View	River view, View of water, Direct Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Water Treatment, Dryer, Stove, Washer, Refrigerator
Fireplace	Yes
# of Stories	2
Basement	Separate entrance, Walk-up

Exterior

Exterior	Stucco, Stone
Exterior Features	Landscaped
Lot Description	212.8 x 1112.5 FT 25 - 50 acres
Foundation	Stone

Listing Details

Listing Office Revel Realty Inc.



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